

MIAMI TOWNSHIP BOARD OF TRUSTEES SPECIAL MEETING

NOVEMBER 19, 2014

The Miami Township Board of Trustees met at the Miami Township Civic Center on Wednesday, November 19, 2014 for the purpose of a joint meeting with the Rural Zoning Commission to discuss a proposed amendment to the R-4 Multi Family District. Trustee Ken Tracy called the meeting to order and led the Pledge of Allegiance. Mr. Ferry called the roll and Ken Tracy, Mary Makley Wolff, Karl Schultz, Lasserre Bradley, Kim Brady, Mark Hardin, Kevin Malof, Ed McPhillips and John Rademacher were in attendance.

Mr. Fronk, Township Administrator, thanked everyone for coming to this joint meeting of the Board of Trustees and the Miami Township Zoning Commission. This is an excellent opportunity to share ideas on diversifying Miami Township's housing choices. He then provided an overview of housing trends, examples of planned multi-family projects in surrounding Townships and an aerial map of the SR 28 corridor showing potential infill sites for planned multi-family projects.

A discussion followed the presentation with the following themes, potentials and concerns: Miami Township is a bedroom suburb of primarily single family homes. It does not have the amenities of walkability and mass transit that would attract young professionals and empty nesters to rent the apartment units. The question is which comes first – the residential units or the retail/restaurants that the tenants want within walking distance of these apartment units?

The Township's existing multi-family apartment stock was developed with limited zoning restrictions. Moving forward the township needs stronger development standards for Multi-family projects. Enforce of zoning standards is key to insuring future projects meet the Township's expectations.

Higher density, planned multi-family projects cannot stand alone. These developments should be part of larger, mixed use projects. The Township needs to create an urban environment which will require additional planning. There is a need to diversify housing stock, but at the right location and in a proper environment. Although the Township has a Comprehensive Land Use Plan and a SR 28 corridor plan, there is a need to drill down to area specific plans. Need to update our mixed use zoning based on the area plans.

Many of the new apartment projects in surrounding Townships are located near major employment centers. What is the Township doing to attract new office and high tech businesses? How will the Township treat its front door at SR 28 and I-275. There is great potential for redevelopment along Business 28. There is a need for place making. If nothing is done the corridor will continue to deteriorate. How do we move forward?

The Township needs to have discussions with developers. What are they looking for? What are their ideas for redevelopment and in-fill development along 28? The Township needs a strategy for land assemblage.

Next step should be a planning charrette. Bring in University of Cincinnati planning students, property owners and developers for one day to explore the potential for redevelopment and infill development along the 28 corridor. This would be an opportunity to share our excitement and commitment to re-create our primary corridor and gateway to Miami Township.

In closing Mr. Fronk stated he would contact the University of Cincinnati about a charrette and would report back to the Trustees and Zoning Commission.

Mr. Tracy adjourned the meeting at 8:00 PM.

With no further business to come before the Board the meeting was adjourned at 8:00 p.m.

ATTEST: _____
Eric Ferry, Fiscal Officer

Ken Tracy, Chairperson